



# BUILDING-STRUCTURE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
DIVISION FOR HISTORIC PRESERVATION  
(518) 474-0479

FOR OFFICE USE ONLY

UNIQUE SITE NO. \_\_\_\_\_  
QUAD \_\_\_\_\_  
SERIES \_\_\_\_\_  
NEG. NO. \_\_\_\_\_

YOUR NAME: Cynthia Howk DATE: Dec., 1994  
133 S. Fitzhugh St.

YOUR ADDRESS: Rochester, NY 14608 TELEPHONE: 546-7029

ORGANIZATION (if any): The Landmark Society of Western New York, Inc.

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## IDENTIFICATION

1. BUILDING NAME(S): Island Cottage Hotel
2. COUNTY: Monroe TOWN/CITY: Greece VILLAGE: ---
3. STREET LOCATION: 953 Edgemere Drive (S.E. corner of Island Cottage Rd.)
4. OWNERSHIP: a. public ☐ b. private ☒ 73 Huxley Way
5. PRESENT OWNER: Schaller's Drive-In, Inc. ADDRESS: Fairport, NY 14450
6. USE: Original: hotel Present: restaurant (vacant)
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes ☐ No ☐  
Interior accessible: Explain closed/out-of-business

## DESCRIPTION

8. BUILDING MATERIAL: a. clapboard ☒ b. stone ☐ c. brick ☐ d. board and batten ☐  
e. cobblestone ☐ f. shingles ☐ g. stucco ☒ other aluminum siding
- Roof = asphalt shingles. Foundation not visible. additions = concrete
9. STRUCTURAL SYSTEM: a. wood frame with interlocking joints ☐ block.  
b. wood frame with light members ☒  
c. masonry load bearing walls ☒ - contemporary additions  
d. metal (explain) \_\_\_\_\_  
e. other \_\_\_\_\_
10. CONDITION: a. excellent ☐ b. good ☐ c. fair ☒ d. deteriorated ☐
11. INTEGRITY: a. original site ☒ b. moved ☐ if so, when? \_\_\_\_\_  
c. list major alterations and dates (if known):  
(see continuation sheet)

12. PHOTO:

13. MAP:

"This one has more historic interest than architectural interest. Even in its best days, it probably was not of great architectural significance. Let's make it a straight 'green,' as it has presence and size." P.Malo

COLOR CODE

Green 

14. THREATS TO BUILDING: a. none known ☐ b. zoning ☒ c. roads ☐  
d. developers ☒ e. deterioration ☒  
f. other: \_\_\_\_\_
15. RELATED OUTBUILDINGS AND PROPERTY:  
a. barn ☐ b. carriage house ☐ c. garage ☐  
d. privy ☐ e. shed ☐ f. greenhouse ☐  
g. shop ☐ h. gardens ☐  
i. landscape features: deciduous trees; Island Cottage Woods &  
j. other: large parking lot. marshland adjacent to south.
16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):  
a. open land ☒ b. woodland ☒  
c. scattered buildings ☒  
d. densely built-up ☐ e. commercial ☒  
f. industrial ☐ g. residential ☒  
h. other: wetlands/woods to south & east.

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:  
(Indicate if building or structure is in an historic district)

(see continuation sheet)

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):

(see continuation sheet)

**SIGNIFICANCE**

19. DATE OF INITIAL CONSTRUCTION: 1890s-1902
- ARCHITECT: not determined
- BUILDER: not determined

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

(see continuation sheet)

21. SOURCES: (see continuation sheet)

22. THEME: recreational

11c.

Original horizontal, wood, shiplap siding has been covered (some removed) by contemporary aluminum siding. The front (north) and rear (south) gables have been covered with a veneer of stucco and half-timber detailing (post-World War II additions?).

The 1-story expanded east wing, as well as the 1-story west and south additions appear to be post-World War II construction.

The facade (north elevation) originally had a 1-story, open porch with square posts and open wood railing; the porch extended across the entire facade. This porch has been removed and a contemporary, enclosed entrance constructed (appears to be a post-World War II addition).

The present exterior windows appear to be post-World War II additions.

The interior layout/room configuration has been extensively altered since World War II.

17. This former hotel/restaurant is located on the south side of Edgemere Drive (at the southeast corner of Island Cottage Road) in the northeast quadrant of the town. A large unpaved parking lot is situated to the north and west of the building. Across the street to the west is a small commercial area. To the south (rear) and east are extensive marshlands and Round Pond. Island Cottage woods (a noted bird-watching area), is immediately southwest and adjacent to the parking lot. To the north along Edgemere Drive are homes ranging from the early 20th-century to the present. Island Cottage Beach and Lake Ontario are immediately north of Edgemere Drive.

18. This large, rambling building consists of a central two-and-one-half-story, cross-gabled section with one story east, west and south wings. The fenestration is asymmetrical and features contemporary 6/6 and 1/1, double-hung sash and casement windows.

The exterior of the building is mostly clad in contemporary aluminum siding. The front (north) and rear (south) gables have been veneered with stucco and half-timbered detailing.

18. continued

A contemporary, 1-story gabled, enclosed entrance porch is located on the facade. It includes contemporary doors and windows.

The 1-story west wing includes aluminum and composition cladding and contemporary windows. The larger one-story east wing has aluminum siding on the north facade and concrete block on the east and south elevations. A contemporary wrought iron decorative railing tops the front of the roof.

The rear (south) 1-story wing also appears to be of post-World War II construction and includes aluminum and composition siding. Contemporary ventilating hoods top the south roof.

A large, contemporary refrigeration unit is attached to the southwest corner of the building.

The modern sign with "THE ISLAND COTTAGE" lettering has been removed from the front lawn of the building. It is currently leaning against the east elevation wall.

20. Built between 1890 and 1902, this former hotel/restaurant (now vacant) is historically significant for its associations with the development of the Edgemere Drive/lakeshore corridor as an early 20th-century recreational and vacation area. This development was greatly encouraged by the opening of the Rochester, Charlotte and Manitou Railroad (trolley) in 1891.

The building has lost most of its architectural significance because of extensive remodeling and additions completed post-World War II. Its integrity of materials and design has been greatly compromised.

The 1872 county map shows this area as large, undeveloped parcel. No railroad track or buildings are shown on any part of Round Pond shoreline.

The 1902 county maps shows this area with the Manitou Railroad track located along the lake shoreline. This site is shown with a hotel marked "Island Cottage," surrounded by a large parcel of land owned by Thomas W. Beattie. The hotel overlooks Round Pond and is on the southwest corner of "Beattie Road" (present Island Cottage Road).

Town of Greece Historic Sites Survey  
Monroe County, New York  
953 Edgemere Drive  
page 5

20. continued

With the opening of the Rochester, Charlotte and Manitou Railroad in 1891, the formerly-remote Lake Ontario shoreline became easily accessible via public transportation to large numbers of area residents. Rail transportation to Charlotte beach had existed previously. Now, area residents could get on the new lakeshore trolley at its Beach Ave. station and head west to any one of the new hotels that were constructed along the shoreline.

The ultimate destination of the trolley was Manitou Beach at its western terminus. Here Frederick Odenbach constructed a large hotel in 1889. In 1890 the Elmheart Hotel was erected nearby. A carousel, shooting gallery, baseball field, picnic grounds, stables, dance hall, water slide and refreshment stand were other attractions at Manitou. You could rent boats or bathing suits, too.

An early advertisement states the attractions of the lakefront as "a trip on the trolley / eight miles along the shore. Swept by cool lake breezes, visit the charming summer resorts along the line of the Manitou Electric Railroad. Finest fishing grounds in Western New York. Splendid Beach." Another advertisement stated: "SPECIAL EXCURSION RATES from Rochester to Manitou Beach, Braddock's Bay, Cranberry Pond, Long Pond, Crescent Beach, Island Cottage, and all intermediate points on the Manitou Beach line. Round trip 30 cents; half-fare 20 cents. Hotels along the line. Trains from Ontario Beach every few minutes. For arrangements for Picnics and Excursions and other information call W. R. Pollock, Excursion Agent."

The Island Cottage Hotel was one of more than a half dozen new hotels constructed along the shoreline to take advantage of the trolley line and its eager vacationers.

A photograph from 1910 shows the Island Cottage Hotel. The hotel is shown as a gabled building (same north gable as today) with wood shiplap siding, wood shingled roof and double hung sash. There is a one-story open porch with square posts and a railing along the top of the roof; the porch extends along the width of the facade. A painted sign is in the gable:

T.W. Beatty & Son  
ISLAND COTTAGE

Town of Greece Historic Sites Survey  
Monroe County, New York  
953 Edgemere Drive  
page 6

20. continued

The photo caption reads, "Picnic at Island Cottage, about 1909, clothing workers pose with 54th Regiment Band." Across the top of the porch is hung a cloth banner reading: "Hickey-Freeman Co. Annual Outing." A large gathering of over 80 men and women in their Sunday best attire are assembled in front of the porch and on the porch roof-top.

These recreational picnics and gatherings by local workers were an important part of the shoreline hotels' business. For urban residents, the electric railroad was usually their only means of transportation from the city to the countryside or lakeshore for a Sunday of rest and recreation (remember: they had a 6-day work week!). Shoreline railroads in Monroe County spurred development not only in Greece, but also in Irondequoit (Sea Breeze on the lake and a number of resorts on the east side of Irondequoit Bay).

The 1924 county map shows this area with the Manitou Railroad track along the lake shoreline (north of the hotel) and Island Cottage Road (former Beattie Rd.) to the southwest. Small building lots are shown along Island Cottage Road. Edgemere Drive had not yet been constructed west of Round Pond. The Island Cottage hotel is shown on a 19-acre site owned by T.W. Beattie. This point of land is now shown as "O'Neil Point" with marshes to the immediate south. The hotel site has expanded and eight additional frame outbuildings (their use is not listed) are shown to the south of the main hotel.

After World War I, society began to change dramatically via the increased use of the automobile. More individuals were able to purchase cars. They no longer relied solely on public transportation to reach their recreation and vacation destinations. This change in lifestyle is reflected in 1925 when the last car ran on the Manitou Beach trolley line. During that same year, passenger bus service was established on Ridge Road and the last Pioneer Picnic was held at Manitou Beach.

The shoreline and its hotel/restaurants remained popular destinations into the 1940s. Often special entertainment (big bands, dances) boosted the attendance at these establishments. A number of the hotels, now converted into restaurants, continued after World War II: the Island Cottage, the Elmheart, the Crescent Beach, the Edgewater and the Grove House. Several others were demolished and their

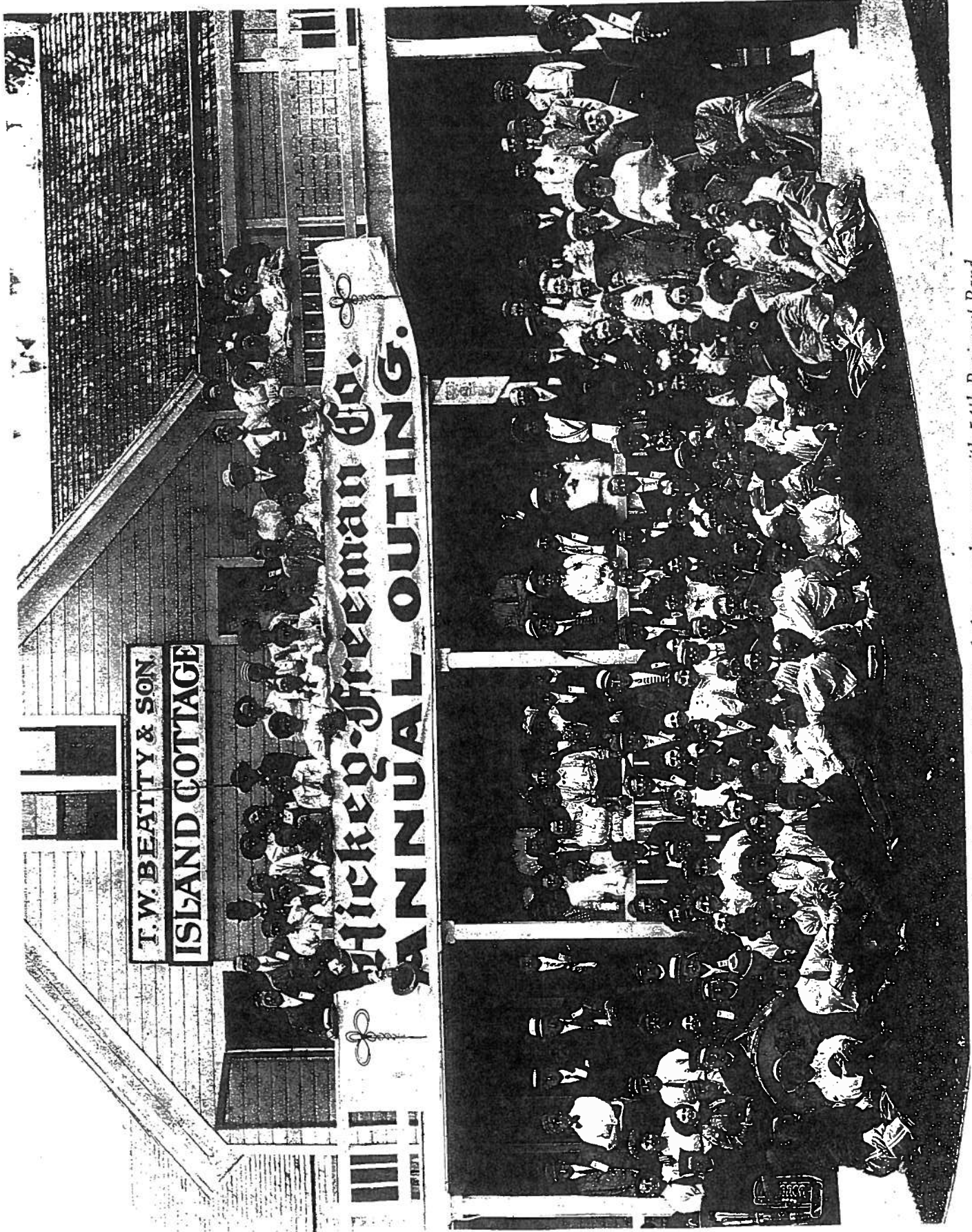
Town of Greece Historic Sites Survey  
Monroe County, New York  
953 Edgemere Drive  
page 7

20. continued

sites were redeveloped. More recently, the Crescent Beach and the Elmheart Hotels were destroyed by fire.

Today, the Island Cottage Hotel is one of the town's last three surviving shoreline hotels from the turn of the century. Two of these are presently vacant: the Island Cottage and the Edgewater. The Grove House remains open. All three buildings have been extensively remodeled.

21. See final report for bibliography.



Picnic at Island Cottage, about 1909, clothing workers pose with 54th Regiment Band.  
Original appearance of Island Cottage Hotel (north facade):

